

Planning



SUBMISSION FORM

Under the Resource Management Act 1991

SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: KERRY LOUISE BENNETT STEPHEN ALEXANDER BENNETT	
Contact Name: KERRY BENNETT	
Email address*: chairolaisone@gmail.com	
Postal Address*: 502 TRENTHAM ROAD R.D 17 FAIRLIE 7987	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day 027-6854-883 Mobile 027-6854-883	

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day	Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: 3 Bears Running Limited
RM REFERENCE: 180137
DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

SEE ATTACHED PAPER WORK (BOX 1)

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

SEE ATTACHED PAPERWORK (BOX 2)

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

SEE ATTACHED PAPERWORK (BOX 3)

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am** a trade competitor I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

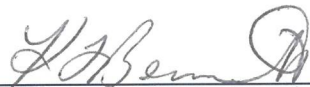
I **am** directly affected I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

I **wish** to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



*Signature of Submitter (or person authorised to sign
on behalf of the submitter)**

16/12/19

Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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NOTE TO SUBMITTER

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The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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:
- ✓ 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.



MACKENZIE
District Council

Mackenzie District Council
PO Box 52
Main Street
Fairlie, 7987

P: 03 685 9010
E: info@mackenzie.govt.nz
www.mackenzie.govt.nz

BOX 1

Opposing the quantity of housing

BOX 2

Our submission is to oppose the notification of the subdivision which is adjacent to our Sheep & Beef Farming property on Clayton Road

The area that we live in is rural but is slowly becoming more and more populated with the increase of housing and the popularity of Lake Opuha

If there are seventeen sections to go ahead with the ability to have 5 bedrooms on each section then there will be potentially an increase of 170 people plus in the area, so our concerns are as follows

- The overflow of water due to flooding in regards of wastewater and effluent and what effect this will have on our land and also to our stock
- The area is becoming too overpopulated for being classed as a rural area which increases traffic and people alike
- Increase in foot traffic to the lake from this area and also people entering our property for a short cut to the lake
- It will make things difficult when trying to move stock etc
- Increase in dogs and on several occasions, we have had problems with them worrying stock and some even being mauled to death
- Ovis from unvaccinated dogs which is an airbourne disease
- Dogs do not respect boundary fences and a stray dog has the ability to affect us and also neighbouring properties
- Adults and children worrying our stock by unlawfully entering our property to see the cattle and lambs. On occasions they have also cut our fences to enter our property to make snowmen!!!!!!
- Street lighting
- Increase in our rates
- Added pressure on water supply
- Rubbish and waste removal and the risk of rubbish entering our property and around the lake from high winds etc
- Parking and the overflow of vehicles should everyone have friends and family to stay over the holidays season and public holidays, school holidays and what impact this will have on the area
- Increased risk of fires
- Or strictly no outdoor fires to be lit or rubbish to be burn on site
- Added pressure on roading, power, water, rubbish

BOX 3

Ideally to stop this submission going through.

In the unfortunate event of this submission being granted we would encourage the council to reduce the number of sections allowed.

Have strict guidelines in relation to wastewater, grey & black disposal so they don't enter our land.

Lower the number of bedrooms from 5 to 3

Rubbish collection by the council on a weekly basis

Street lighting to be the same as Lake Tekapo to reduce environmental impact on our night sky viewing

No outdoor fires allowed

Provision for people to walk down the side of the road with a walkway to the lake

Widen the road to make it safer for increase traffic and decrease the speed limit past the subdivision with Stop signs out of the subdivision

Dogs to be always kept on a leash to stop wondering dogs entering our property and potentially worrying our stock



SUBMISSION FORM

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SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Roberta Eleanor Keasing (Scott)

Contact Name: Roberta Keasing (Scott)

Email address*: roberta.scott34@gmail.com

Postal Address*:

—

Tick if postal address is preferred method of correspondence*:

Phone numbers: Day 03 685 8 4936

Mobile

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MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

The number of lots that are going to be developed. This is a rural area and having a lot of houses close together is not what you expect in a rural area.

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

This is a rural area.
There should be larger blocks of land with houses spread apart. This is so we can have peace and quiet and privacy.

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

Make a minimum lot size of at least 8000m² with internal boundary setbacks of 20m. - this is the same as the blocks already developed.

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I ***am*** a trade competitor I ***am not*** a trade competitor

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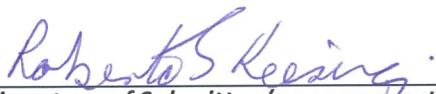
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Yes No



*Signature of Submitter (or person authorised to sign
on behalf of the submitter)**



Date

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SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Kathryn Fiona Lett + Bruce Edward Lett

Contact Name: Kathryn Lett

Email address*: 7142605@gmail.com

Postal Address*:

33 Monument Road
RD 17, Ashwick Flat

Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day

Mobile 021554642

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MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT

OPPOSE

NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

that the lot sizes are too small to be appropriate in the rural surrounds, the intensive nature of the subdivision is at odds with the rural objectives in the District Plan.

In addition to this, the internal boundary setbacks being only 6m, would create intensification of a greater type than in the

(Attach separate sheet as required) Fairlie township itself (Residential Zone)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

See attached sheet.

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

To increase the lot size required, or decrease the number of lots allowed, and increase the setback (internal) to 20m. so that these lots are not substantially different from the surrounding lots.

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

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I **wish** to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



*Signature of Submitter (or person authorised to sign on behalf of the submitter)**

18/12/2019

Date

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We oppose the the application on the basis that the subdivision as proposed contravenes the objectives of the rural zone as defined in chapter 7 of the District Plan. We are not opposed to this block being developed but believe it should be appropriate in terms of lot size, and meeting the objectives of the rural zone in the district plan. Indeed having more neighbours is a good thing as there are only three properties of the neighbouring ten that are permanently dwelt in. Having some neighbours, in rurally appropriate lot sizes, would enhance the area and provide a sense of community.

“The rural environment has particular amenity and environmental values which are important to rural residents and visitors. These include privacy, rural outlook, spaciousness, ease of access, and quietness.” *Mackenzie District Council District Plan; Section 7 pg 6*. The development as proposed is not appropriate given these values. We moved to this area to find privacy, peace, spaciousness and a rural outlook, all the things we didn't have in an Auckland suburb. We value these immensely. Having a development with lots as small as 3,017sqm and internal boundary setbacks of 6m would create a subdivision more akin to a Rolleston type development, than the current 10 lots that have been developed on the corner of Monument and Clayton Roads. The density proposed is not in character with the rural amenity in the surrounds. In fact it would provide a higher density than that of Fairlie township where the internal setback requirement is 10m. The District Council themselves (Section 95A Notification Status Report of 31 October 2019; page 10) state that this development “is considered to be a significant departure from the outcomes sought in the District Plan and inappropriate in the rural environment”. This development is more akin to those in the Residential Zones and is therefore inappropriate in a rural area. In fact the proposed subdivision does not even meet the requirements for a Rural Residential Zone. The Council also notes that ‘the effects of allowing seventeen additional allotments that are **low density residential** in scale is potentially significant’ (Section 95A report; page 10). By allowing such intensive development it would result in a ‘significant change to the underlying zoning via way of a land consent’ (pg11).

The increase in traffic movements are also a concern for both safety and noise. An extra 172 traffic movements a day create a lot of noise and raises safety concerns for school buses - two of which use Clayton Road. This increase in traffic again takes away from the quiet rural life that we moved here for. My elderly mother who also lives with us would find this level of traffic quite intrusive. Having a right of way directly on our boundary again flies in the face of the rural objectives of the District Plan. This means that our privacy and sense of space is impinged upon as we have our large vegetable gardens and chicken run between the fence and our property. It is also our bedroom windows that face this direction. The requirement to have a visibility splay of 250m onto Monument Road would be very difficult given the mature windbreak trees on our front boundary. These trees must remain as they provide shelter from the norwest wind and currently cut down the dust nuisance. There is not sufficient visibility at the present time to meet a 250m requirement if the right of way is to sit directly on our boundary.

The applicant was required to discuss with or inform the council about whether he intended to remove the windbreak trees on the northern boundary, and if he was going to how he would

mitigate the dust nuisance until the road was sealed. These trees were removed earlier this year and we have had to deal with significant dust and winds that have damaged our house (due to objects being picked up and thrown against the house during storms). This has had an adverse affect on us monetarily as we have had two insurance claims and therefore two excesses. The dust has been appalling and my husband who has emphysema has found this particularly difficult. It is so bad now that we are unable to use our deck or have windows open on the western side of our house - this includes the bifold doors onto the deck. Taking out these trees was completely unnecessary given that consents were nowhere near being given. The stumps that remain have become a haven for hares and rabbits - which are now at pest level on the properties surrounding us - to the point where we may have to get in professional pest control - another cost to us.

We are concerned about the impacts of wastewater on the health of Lake Opuha and the Opuha and Opihi rivers. With an additional 17 units of water being drawn from the upper Opuha the lake and the river, below the lake, risk running too low to meet ECAN requirements. Too many septic systems would begin to cause partially treated waste to get into the groundwater that feeds into the lake and rivers.

The cumulative effects of the above are not minor. The subdivision as proposed directly contravenes the objectives (quietness, privacy, rural outlook, spaciousness, and ease of access)of the rural zone in the District Plan. It has been clearly stated that this subdivision bears all the hallmarks of an inner city high density residential subdivision, not a development akin to the rural nature of the receiving area. An increase in minimum lot size, similar to the neighbouring lots (7500-10,000 sqm) is requested so that this development is appropriate to its rural surroundings.

Form 13**Submission on Notified Resource Consent RM180137 - Proposed
17 Lot Subdivision**

To: Mackenzie District Council

Submission on: RM180137 – 3 Bears Running Limited

Name of submitter: Fire and Emergency New Zealand (FENZ)

Address: c/o Beca Ltd
PO Box 13960, Armagh Street
Christchurch 8141

Attention: Nicolle Vincent

Phone: 03 550 0073

Email: Nicolle.Vincent@beca.com

This is a submission on behalf of Fire and Emergency New Zealand (FENZ) on a resource consent application by 3 Bears Running Limited concerning the development of a 17 Lot Subdivision between Clayton Road and Monument Road, Fairlie.

The Fire and Emergency New Zealand Act 2017 (FENZ Act) established FENZ from 1 July 2017. FENZ is New Zealand's unified (i.e. urban and rural) fire and emergency service that has been reformed as a modern agency that is flexible, adaptable and efficient.

The FENZ Act establishes the governance, management and operational arrangements for protecting life and property from fire and other emergencies in New Zealand. As outlined in section 10 of the FENZ Act, the principal objectives of FENZ are to: reduce the incidence of unwanted fire and the associated risk to life and property, protect and preserve life, and prevent or limit injury, damage to property land, and the environment.

FENZ's submission is:

FENZ recognises the importance of making land available for housing development in the Mackenzie District.

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources, which includes enabling people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. The risk of fire represents a potential adverse effect of low probability but high potential impact. FENZ has a responsibility under the FENZ Act to reduce the incidence of unwanted fire and the associated risk to life and property. As such, FENZ monitors changes in statutory planning documents occurring under the RMA to ensure that, where necessary, appropriate consideration is given to fire safety.

FENZ's role includes promoting fire safety and fire prevention, and extinguishing fires. The proposed subdivision will create 17 allotments, serviced by another lot vested in Council as a road. The access road is proposed to have a sealed width of 6.5m. It is unclear from the application what the individual access points to each of the lots will look like and as such it is unclear whether these are suitable for use by fire fighting appliances.

Lots 1 to 17 will provide for the development of residential housing. While it is anticipated that connections can be made to the sites from the Allendale Rural Water Scheme, this is in relation to drinking water supply. FENZ seeks certainty over the details of water supply for firefighting purposes, as well as certainty as to FENZ's ability to access all areas in an emergency.

Water supply is identified as an assessment matter in the Subdivision Chapter of the Mackenzie District Plan when making decisions on resource consent applications. This includes the suitability of the proposed water supply for firefighting purposes, and the provisions of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (the Code of Practice) in respect to the installation of all necessary pipes and so on.

To reduce the potential impact of fire on the community and the surrounding environment, FENZ seeks that appropriate consideration is given to the availability of water supply for firefighting purposes onsite. The Code of Practice sets out suitable methods for ensuring an adequate firefighting water supply is provided. For the proposed non-reticulated subdivision sites, a dwelling with an in-home sprinkler system installed to an approved standard would be classed as FW1. All FW1 structures are required to provide a minimum of 7m³ (7,000L) of water designated for firefighting supply, within 90m of the dwelling. Should the dwellings not be serviced by an in-home sprinkler system, 45m³ (45,000L) of water designated for firefighting supply must be provided.

Additional requirements, relating to hardstands and tank couplings are set out in the Code. FENZ would welcome the opportunity to provide advice to the applicant as to how best to minimise the risk of fire at the proposed development area.

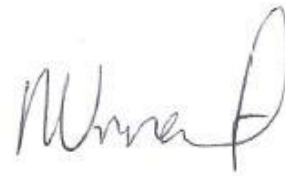
FENZ seeks the following decision from the consent authority:

FENZ is neutral towards the application as it is currently proposed. Should the consenting authority grant resource consent, FENZ seeks that it includes as a condition of consent:

- a. *All habitable dwellings shall be provided with a firefighting water supply system and access that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. This condition shall be imposed by way of a consent notice registered against the Title for Lots 1 – 17 of the subdivision of Part RS 32380.*

FENZ is not a trade competitor of the applicant.

FENZ wishes to be heard in support of their submission.



.....
(Signature of person authorised to
sign on behalf of Fire and
Emergency New Zealand)

19/12/19

.....
Date

Title and address for service of
person making submission:

Fire and Emergency New Zealand
c/o Beca Ltd

Attention: Nicolle Vincent

Address: Beca Ltd
 PO Box 13960, Armagh Street
 Christchurch 8141

RECEIVED

19 DEC 2019



SUBMISSION FORM

Under the Resource Management Act 1991

SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Paul & Ngaire Gallagher

Contact Name: Paul

Email address*: shinness@ezykonect.co.nz

Postal Address*: 343 Ashwick Flat Road, RD 17< Fairlie

Tick if postal address is preferred method of correspondence*:

Phone numbers: Day 0276854809

Mobile 0276854809

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MY SUBMISSION

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SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

Oppose section 7 Rural Policy 6B- setback of buildings
Section 7 Rural Objective 6- Rural Amenity and Environmental Quality
Policy 13
Opposed to the number of sections and size of sections on Clayton Road near
Lake Opuha

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

We oppose the setback of buildings being reduced from 20m to 6m as it does not maintain the visual character of the rural area Rural Policy 6B
The council needs to understand that if they allow this subdivision to go ahead they will be allowing the creation of a small township bigger than Albury. Albury has approximately 30 homes, this subdivision could have about 60 plus if people are allowed to build more than 1 home on each section.
There is no infrastructure for drainage and another question where is the water supply for these homes to come from.
If this subdivision goes ahead will we see a supermarket/diary built and café's etc.
Allowing this subdivision shows poor consideration of Policy 13 Ashwick Flat is already a high nitrate hot zone and if more housing is permitted then nitrate leaching is going to increase. At the moment the new proposed subdivision will have a N-leaching of 21kg/ha per year not taking into account the houses already in the surrounding subdivisions. We do not understand how Ashwick Flat can reduce its N-leaching when more housing will increase the problem.
We need to protect our waterways and Lake Opuha.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

The council must look into reducing the number of subdivisions and development on Clayton Road near Lake Opuha. Maybe section size could be increased.
The District Plan should not be amended to allow the setback being altered to 6m from 20m per section 7 Rural Policy 6B. This must remain at 20m.
We wish to be fully informed of the Council's plan to observe and reduce the N-leaching overall on Ashwick Flat

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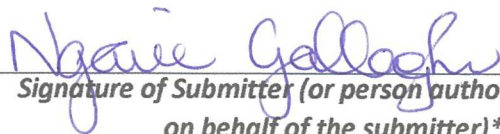
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Yes No


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Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- 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.



MACKENZIE
District Council

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PO Box 52
Main Street
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P: 03 685 9010
E: info@mackenzie.govt.nz
www.mackenzie.govt.nz



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SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Howard and Sharon Jackson

Contact Name:

Email address*: h.s.jackson@farmside.co.nz

Postal Address*:

971 Clayton Road
RD17
Fairlie 7987

Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day 0274843790

Mobile

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Postal Address*:

Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day

Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: **3 Bears Running Limited**

RM REFERENCE: **180137**

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

Oppose any more subdivision on Clayton Road near Lake Opuha

- Section 7 Rural Policy 6B – Set back of buildings
- Policy 13
- Section 7 Rural objective 6 – Rural Amenity and Environmental Quality

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

See attached sheet...

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

See attached sheet...

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am** a trade competitor I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

I **am directly affected** I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

I **wish** to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



Signature of Submitter (or person authorised to sign
on behalf of the submitter)*



Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

*A signature is not required if you make your submission electronically.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

Oppose any more subdivision on Clayton Road near Lake Opuha.

We oppose any further subdivision in the areas between the Clayton Road intersections of Springs Road and Butlers Road. The reasons for this are as follows:

Either side of the proposed Clayton Heights subdivision there are already approximately 30 sections with houses on, or to be developed. There are a further 12 sections with houses on, or to be built, in the small area between the South Opuha River and Morris Road.

Some of these may only have one house on that section currently, though more will be developed — similarly to what has happened on 1095 Clayton Road where it has been divided further into sections A, B and C. This is too intensive for a rural setting. Section 7 Rural Policy 6B, Setback of Buildings, is there for a reason and the impact this change will have on the environment is not being duly considered. This Policy is very important to preserve the rural ambience of the area.

The Council needs to understand that if this subdivision is approved then there will be more than 60 houses in this rural setting creating a small settlement. This development will completely spoil the rural look and feel which this area is renowned, completely ignoring Section 7 Rural Objective 6, Rural Amenity and Environmental Quality.

We realise ECAN have allocated consents for waste water, but with any further development it could see more than 60 houses being built in this confined area. This is irresponsible for the Council to allow this to happen as it shows poor consideration of Policy 13. Ashwick Flats is already in a nitrate hot zone. If more intensive housing is allowed to continue to happen then the nitrate leaching is only going to increase.

At the moment with the new proposed subdivision it will have an N-leaching of 21kg/ha per year. This does not take into account the houses that are already built surrounding the subdivision and any further development on existing sections. We do not understand how Ashwick Flats can reduce its N-leaching when more rural housing will only increase the problem.

As an immediate neighbour we will be adversely affected by this proposal. We have experienced problems with some of the residents. For example, shooting guns in the direction of our livestock, and unleashed dogs roaming our private property. With increased housing and population on Ashwick Flat, these additional issues, and many more, will only become more prevalent.

The Mackenzie Basin is an area of outstanding natural beauty. This must be preserved. With the proposed settlement this will be destroyed.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

The Council must not allow any more subdivision and development on the areas mentioned above.

The parts of the District Plan that should not be amended is the 20m setback being altered to 6m, per Section 7 Rural Policy 6B. This must remain at 20m on all new and existing sections to maintain the visual character of the rural area particularly as viewed from the road.

We, as property owners who will be adversely affected, wish to be fully informed of the Council's plan to observe and reduce the N-leaching resultant from the proposed development with the expectation from Plan Change 7 to reduce N-leaching overall on Ashwick Flat.

SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Opuha Water Limited

Contact Name: Julia Crossman

Email address*: julia@opuha.co.nz

Postal Address*: 875 Arowhenua Rd, RD4, TIMARU
7974

Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day

Mobile 021535174

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ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day

Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: 3 Bears Running Limited

RM REFERENCE: 180137

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the **rural zone**.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

See last page

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

See last page

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

See last page

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am** a trade competitor I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

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I **am** directly affected I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

wish to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



**Signature of Submitter (or person authorised to sign
on behalf of the submitter)***

20/12/2019

Date

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NOTE TO SUBMITTER

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You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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:
- 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.



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My submission is (the particular parts of the application I support or are opposed too are):

There are two key aspects of this consent application opposed by Opuha Water Ltd (OWL):

- 1) the number and size of the Lots proposed; and
- 2) the proposed reduction in the internal boundary setback.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

The proposed subdivision is approximately 1km from the edge of Lake Opuha, an artificial storage reservoir owned and managed by OWL. The soils in this area are light and stony and are therefore at higher risk of nutrient leaching. Given the Canterbury Land and Water Regional Plan, Plan Change 7 (PC7) is setting limits on Lake Opuha which will require it to at least maintain (if not improve) in water quality, any intensification/development around the lake is of significant concern to OWL.

OWL acknowledge that ECan has already granted both a wastewater and stormwater discharge consent to the applicants for this proposed subdivision. Regrettably, this has occurred despite the proposed subdivision being within a High Nitrogen Concentration Area (as defined by PC7), and despite an ECan groundwater quality scientists expressing their concern over the potential risk to downgradient users and the downstream environment, and questioning some of the inputs used in the applicants groundwater modelling (refer to the ECan s42A Officers Report). It appears that there has been a lot of faith put on the proposed systems being correctly installed and well maintained to ensure they operate as intended, and little regard given to the consequences if they are not.

OWL understands from the application to ECan that the nutrient leaching will be equivalent to 21kgN/ha/year. This would be a significant increase in N loss compared to the existing landuse (which we understand is unintensified, unirrigated land). We fail to understand how such an increase has been consented when all other farmers in the High Nitrogen Concentration Areas are facing % reductions in N loss as a result of Plan Change 7, currently in process. This seems unreasonable and unequitable.

OWL also understands that other subdivisions in the vicinity of the proposed subdivision have been able to build multiple dwellings on the one Lot/section. Multiple dwellings increases the load on the stormwater and wastewater treatment systems and in turn increases the risk of groundwater contamination. OWL questions the need for the proposed reduction in the internal boundary setback proposed in the consent application and is concerned that allowing this reduced setback distance would enable multiple dwelling to be erected on one Lot.

My submission would be met by the Council making the following decision (give precise details, including parts of the application you wish to have amended and the general nature of any conditions sought):

OWL's strong preference is that the consent application be declined in its totality. If, however, Mackenzie District Council choose to grant the consents to 3 Bears Running, OWL propose the following conditions of consent are entirely appropriate:

- Increasing the minimum lot size to a minimum of 10,000m² thereby reducing the number of Lots in the subdivision;
- Limiting the development to one dwelling per Lot;
- Requiring that all roof water is harvested/stored and utilised fully within the Lot it is captured;
- Requiring that groundwater monitoring bores be installed downgradient of the development to monitor groundwater quality and trends.
- Declining the proposal to reduce the internal boundary setbacks from 20m to 6m.

SUBMISSION FORM

Under the Resource Management Act 1991

**SUBMITTERS DETAILS**

Submitters Full Name/Company/Trust:

Chad Steetskamp

Contact Name:

Email address*:

chadsteetskamp@yahoo.com

Postal Address*:

85 Strathallan Rd.
Fairlie Rd 17.Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day

Mobile 021954447

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

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Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ONAPPLICANT'S NAME: **3 Bears Running Limited**RM REFERENCE: **180137**

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT

OPPOSE

NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

Oppose anymore subdivision on Clayton Road near Lake Opuha

- Section 7 Rural Policy 6B – Setback of Buildings
- Section 7 Rural Objective 6 – Rural Amenity and Environmental Quality
- Policy 13

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

We oppose the setback of buildings, per Section 7 Rural Policy 6B, reduction from 20m to 6m, as it does not adequately maintain the visual character of the rural area.

The Council needs to understand that if this subdivision is approved then there will be more than 60 houses in this rural setting creating a small settlement. This development will completely spoil the rural look and feel which this area is renowned, completely ignoring Section 7 Rural Objective 6, Rural Amenity and Environmental Quality.

Allowing this subdivision only shows poor consideration of Policy 13. Ashwick Flats is already in a nitrate hot zone. If more intensive housing is permitted, then the nitrate leaching is only going to increase. At the moment with the new proposed subdivision it will have an N-leaching of 21kg/ha per year. This does not take into account the houses that are already built surrounding the subdivision and any further development on existing sections. We do not understand how Ashwick Flats can reduce its N-leaching when more rural housing will only increase the problem.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

The Council must not allow any more subdivision and development on Clayton Road, near Lake Opuha.

The parts of the District Plan that should not be amended is the 20m setback being altered to 6m, per Section 7 Rural Policy 6B. This must remain at 20m on all new and existing sections to maintain the visual character of the rural area particularly as viewed from the road.

We wish to be fully informed of the Council's plan to observe and reduce the N-leaching resultant from the proposed development with the expectation from Plan Change 7 to reduce N-leaching overall on Ashwick Flat.

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am** a trade competitor I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

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I **am directly affected** I **am not** directly affected

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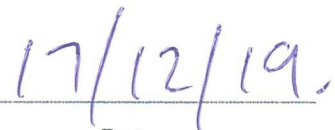
I **wish** to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



*Signature of Submitter (or person authorised to sign
on behalf of the submitter)**



Date

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SUBMISSION FORM

Under the Resource Management Act 1991

SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

DemioL Trevor Davies

Contact Name:

Dan

Email address*:

joanne.dan@yahoo.com

Postal Address*:

*200 Strathallen Rd
RD 17
Fairlie*

Tick if postal address is preferred method of correspondence*:

Phone numbers: Day

Mobile

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Contact Name:

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: **3 Bears Running Limited**

RM REFERENCE: **180137**

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am a trade competitor** I **am not** a trade competitor

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(b) Does not relate to trade competition or the effects of trade competition (tick):

I **am directly affected** I **am not** directly affected

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I **wish** to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



**Signature of Submitter (or person authorised to sign
on behalf of the submitter)***

17-12-19

Date

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MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

Oppose anymore subdivision on Clayton Road near Lake Opuha

- Section 7 Rural Policy 6B – Setback of Buildings
- Section 7 Rural Objective 6 – Rural Amenity and Environmental Quality
- Policy 13

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

We oppose the setback of buildings, per Section 7 Rural Policy 6B, reduction from 20m to 6m, as it does not adequately maintain the visual character of the rural area.

The Council needs to understand that if this subdivision is approved then there will be more than 60 houses in this rural setting creating a small settlement. This development will completely spoil the rural look and feel which this area is renowned, completely ignoring Section 7 Rural Objective 6, Rural Amenity and Environmental Quality.

Allowing this subdivision only shows poor consideration of Policy 13. Ashwick Flats is already in a nitrate hot zone. If more intensive housing is permitted, then the nitrate leaching is only going to increase. At the moment with the new proposed subdivision it will have an N-leaching of 21kg/ha per year. This does not take into account the houses that are already built surrounding the subdivision and any further development on existing sections. We do not understand how Ashwick Flats can reduce its N-leaching when more rural housing will only increase the problem.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

The Council must not allow any more subdivision and development on Clayton Road, near Lake Opuha.

The parts of the District Plan that should not be amended is the 20m setback being altered to 6m, per Section 7 Rural Policy 6B. This must remain at 20m on all new and existing sections to maintain the visual character of the rural area particularly as viewed from the road.

We wish to be fully informed of the Council's plan to observe and reduce the N-leaching resultant from the proposed development with the expectation from Plan Change 7 to reduce N-leaching overall on Ashwick Flat.

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Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

PA - SM Callaghan Ltd

Contact Name: Peter Callaghan

Email address*: s.callaghan@orcon.net.nz

Postal Address*: 361 Fairlie - Greendale H/way
RD 17
Fairlie

Tick if postal address is preferred
method of correspondence*:

Phone numbers: Day

Mobile 02 72011912

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RM REFERENCE: **180137**

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

we/I oppose all parts of this subdivision consent to create 17 rural allotments.

This is a distraction from the fairlie township where services e.g. sewage are provided.

We do not need a village up Clayton Road

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

We do not need further septic tanks in this area

It is already a high nitrate area

Totally opposed to the 20 metre set back from the boundary. We must retain the rural setting.

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

Totally opposition^{to} this subdivision.

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I am a trade competitor I am not a trade competitor

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I am directly affected I am not directly affected

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I wish to be heard I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No

P. Callaghan *Althoff*
S. Callaghan *F. Callaghan*

Signature of Submitter (or person authorised to sign on behalf of the submitter)*

20-12-19

Date

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SUBMISSION FORM

Under the Resource Management Act 1991

SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Biggs Land Company Limited

Contact Name: Rebecca Biggs

Email address*: biggsag@yahoo.co.nz

Postal Address*: 33 Hamilton Road, RD 17 Fairlie 7987

Tick if postal address is preferred method of correspondence*:

Phone numbers: Day 036858744

Mobile 0274682335

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: 3 Bears Running Limited

RM REFERENCE: 180137

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

See last page

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

See last page

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

See last page

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am** a trade competitor I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

- (a) Adversely affects the environment; and
(b) Does not relate to trade competition or the effects of trade competition (tick):


I **am directly affected** I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

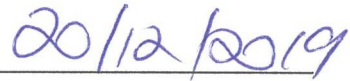
wish to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



*Signature of Submitter (or person authorised to sign on behalf of the submitter)**



Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

*A signature is not required if you make your submission electronically.

NOTE TO SUBMITTER

If you are making a submission to the Environment Protection Authority, you should use form 16B. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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:
- 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.



MACKENZIE
District Council

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My submission is (the particular parts of the application I support or are opposed too are):

We Oppose the following Aspects of the application.

- 1) the number and size of the Lots proposed; and
- 2) the proposed reduction in the internal boundary setback.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

The Lot sizes are too small to be appropriate in a Rural Zone, they do not allow for the 'rural objectives' as set out in the district plan. We understand that the proposed subdivision will be in a Rural Zone, by will be built with greater intensity than the Fairlie Township itself. The proposed subdivision will create 174 more vehicle movements daily on a quiet road, that is used by Farmers to move stock, It will impact on the way Farmers conduct their business's within the Rural Zone that is appropriate for Farming. It also is the road that 2 School Buses travel daily. We farm on either side of the subdivision and are concerned with the built up area and increased traffic movements when moving Livestock, along with other Agricultural Vehicle movements on the road.

The proposed subdivision is approximately 1km from the edge of Lake Opuha. The soils in this area are light and stony and are therefore at higher risk of nutrient leaching. Given the Canterbury Land and Water Regional Plan, Plan Change 7 (PC7) is setting limits on Lake Opuha which will require it to at least maintain (if not improve) in water quality, any intensification/development around the lake is of significant concern to us as Farmers. As Farmers we will be required to make a reduction in our nutrient leaching via our arable farming, and are concerned this is not going to have the same restrictions when it would be an increase of nutrient leaching on the current land use. The water Quality of Lake Opuha is a community issue, as the lake provides a great recreational facility for the District along side its irrigation and environmental/river management purposes.

We understand that ECan has already granted both a wastewater and stormwater discharge consent to the applicants for this proposed subdivision. Regrettably, this has occurred despite the proposed subdivision being within a High Nitrogen Concentration Area (as defined by PC7), and despite an ECan groundwater quality scientists expressing their concern over the potential risk to downgradient users and the downstream environment, and questioning some of the inputs used in the applicants groundwater modelling (refer to the ECan s42A Officers Report). As Farmers, we prepare to adjust our farming systems to make reductions in our N loss on current land use, where the proposed subdivision, according to application will be increasing nutrient leaching on current land use to 21kg/N/HA/per annum.

We are also concerned that the proposed setback of 6m is far too small and should comply with set backs set out in the district plan. The application also allows that's multiple dwellings can be built on each lot, which would inturn increase the loading on the environment and risk to groundwater contamination further.

We understands that other subdivisions in the vicinity of the proposed subdivision have been able to build multiple dwellings on the one Lot/section, which could increase the wastewater discharges, vehicle movements and noise in the area.

My submission would be met by the Council making the following decision (give precise details, including parts of the application you wish to have amended and the general nature of any conditions sought):

We propose the following conditions should be placed on any consents granted by Mackenzie District Council to 3 Bears Running:

- Increasing the minimum lot size to thereby reduce the number of Lots in the subdivision;
- Limiting the development to one dwelling per Lot;
- Requiring that groundwater monitoring bores be installed downgradient of the development to monitor groundwater quality and trends.
- **Decline the proposal to reduce the internal boundary setbacks from 20m to 6m.**

SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Contact Name: *Stephen Whittaker*
 Email address*: *sdhkwhittaker@gmail.com*
 Postal Address*: *1018 Clayton Rd
 Fairlie 7987.*

Tick if postal address is preferred method of correspondence*:

Phone numbers: Day *6854864* Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred method of correspondence*:

Phone numbers: Day Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: **3 Bears Running Limited**

RM REFERENCE: **180137**

DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to create 17 rural allotments within a flood hazard area and land use consent to reduce the road and internal boundary setbacks in the rural zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

Oppose the subdivision of Clayton Rd Heights.
Oppose Setback of buildings from 20m to 6m.
Oppose Section 7 Rural Objective 6 - Rural Amenity and Environmental Quality.
Oppose the District Plan regarding the amount of land that can be sold as a rural section.

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

The reason I am opposing the subdivision of Clayton Rd Heights is that there are far too many houses crammed into a small area. If it is to be developed there should no more than eight houses with a ha of land each.

The impact it will have on the environment visually and physically is of concern (eg nitrate leaching) extra traffic, dogs, people, houses, sheds, caravans, tents etc.

(Attach separate sheet as required)
My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

Changing the number of houses to be built to 8 or less

The altering of the setback from 20m to 6m remain, but if it is to be altered, no more than 15m.

That there is more clarity and consultation with affected parties, before these subdivisions are approved.

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I **am** a trade competitor I **am not** a trade competitor

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I **wish** to be heard I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No

S. D. Whittaker
Signature of Submitter (or person authorised to sign on behalf of the submitter)*

20-12-2019.
Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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