

Report: Summary of Submissions by Submitter Number/Name

<b>Submitter Number:</b>	833	<b>Submitter:</b>	Phil Page
<b>On behalf of:</b>	Mainland Poultry Limited		
<b>Point Number</b>	833.1		
<b>Summary of Decision Requested:</b>	<p><b>Amend</b> the definition of "Farming" in Chapter 13 Definitions, as follows:</p> <p><i>Means an agricultural, horticultural or apicultural activity having as its primacy purpose the production of any livestock (including poultry or eggs), or crop using <del>the in-site</del> soil, water and air as the medium for production. It includes...</i></p>		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"> <li>• The definition should include poultry. Poultry do not have adverse effects that are materially different or more adverse than livestock.</li> <li>• Delete reference to in-situ soil, which otherwise adds unnecessary complexity.</li> </ul>		
<b>Point Number</b>	833.2		
<b>Summary of Decision Requested:</b>	<p><b>Amend</b> the definition of "Intensive farming" in Chapter 13 Definitions, as follows:</p> <p><i>Means farming which is not dependent on the fertility of the soils on which it is located and which may be under cover <del>or within an outdoor enclosure</del> and be dependent on supplied of food produced on and/or off the land where the operation is located...</i></p> <p><i>(c) poultry or game bird farming undertaken wholly or principally within sheds or other shelters or buildings;</i></p> <p><i>(d) free-range poultry or game bird farming <u>while inside an enclosure.</u></i></p>		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"> <li>• Amend to exclude range areas used for free-range poultry.</li> <li>• If the birds are outside they are livestock that are permitted under the definition of farming.</li> <li>• All paddocks are outdoor enclosures.</li> <li>• This definition does not limit or describe what is meant by enclosure and it should be deleted.</li> </ul>		
<b>Point Number</b>	833.3		
<b>Summary of Decision Requested:</b>	<p><b>Add</b> a new rule to Rule 22.1.2 Permitted Activity to provide for Poultry farming as a permitted activity where it can meet the performance standards for permitted farming activities.</p>		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"> <li>• Poultry farming does not result in adverse effects on soils or in contamination of soils or water and is therefore more consistent with the policies and objectives of the Proposed District Plan and the Regional Policy Statement, than other intensive farming and many permitted farming activities.</li> </ul>		
<b>Point Number</b>	833.4		
<b>Summary of Decision Requested:</b>	<p><b>Amend</b> Policy 5.3.2 (a)(i) Productive rural activities, as follows:</p> <p><i>Recognise and protect the continued operation of the rural environment as a productive working environment by:</i></p> <p><i>(i) Recognising that buildings and structures associated with farming, <u>intensive farming</u>, and Forestry...</i></p>		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"> <li>• Intensive farming is a productive rural activity that can only locate in the Rural Zone and should be enabled.</li> <li>• Buildings associated with intensive farming are a legitimate aspect of rural character.</li> </ul>		
<b>Point Number</b>	833.5		
<b>Summary of Decision Requested:</b>	<p><b>Add</b> a new permitted activity to Rule 22.1.2 Permitted Activities, as follows:</p> <p><i><u>Intensive farming limited to poultry farming</u></i></p> <p><i>Conditions:</i></p> <p><i>(a) <u>For housed poultry buildings are set back at least:</u></i></p> <p><i>(i) <u>50 metres from any site boundary (other than a road boundary); and</u></i></p> <p><i>(ii) <u>300 metres from a sensitive activity; and</u></i></p> <p><i>(iii) <u>500 metres from any boundary of a Residential, Village and Country Living Zone;</u></i></p> <p><i>(iv) <u>Building coverage does not exceed 10% of the site. Rule 22.3.6 (Building Coverage does not apply;</u></i></p> <p><i>(v) <u>Building height does not exceed 15m. Rule 22.3.4 (Building Height) does not apply;</u></i></p> <p><i>(b) <u>It is not located in:</u></i></p> <p><i>(i) <u>An Outstanding Natural Feature;</u></i></p> <p><i>(ii) <u>An Outstanding Natural Landscape;</u></i></p>		

*(iii) A Significant Amenity Landscape;*

*(iv) An Outstanding Natural Character Area; or*

*(v) A High Natural Area*

OR

**Add** a new permitted activity to Rule 22.1.2 Permitted Activities that enables poultry farming as a permitted activity that complies with the proposed conditions specifically to the property at 64 Old Road, Orini, being Part Lot 1 DP 12365.

**Decision Reasons:**

- Adverse effects of poultry farming as a subset of Intensive farming are readily capable of mitigation through compliance with setback performance standards.
- Provided the conditions are complied with, poultry farming should be permitted.

---

**Point Number**

833.6

**Summary of Decision Requested:**

**Amend** Rule 22.1.3 RD1 Restricted Discretionary Activity, to provide for poultry farming where it does not comply with the permitted activity conditions in Rule 22.1.2 Permitted Activities as proposed by the submission;

AND

**Amend** Rule 22.1.5 DI Discretionary Activities as a consequential amendment.

**Decision Reasons:**

- It shall be a restricted discretionary activity with the discretion restricted to the consequences of non-compliance with relevant conditions.

---

**Point Number**

833.7

**Summary of Decision Requested:**

**Amend** Rule 22.3.7.2PI (a)(vii) Building setback - sensitive land use, as follows:

(vii) 300m from ~~the any boundary of building on~~ another site containing an intensive farming activity;

**Decision Reasons:**

- Poultry farming is a rural activity that can only happen within a Rural Zone.
- It has no greater effects than many other farming activities permitted in the Rural Zone.
- Any adverse effects of reverse sensitivity nature are likely to result from the buildings that house birds, rather than from birds ranging outside.
- 300m separation from intensive farming buildings (instead of from the site boundary) is adequate separation from sensitive activities.

---

**Point Number**

833.8

**Summary of Decision Requested:**

**Amend** Chapter 5 Rural Environment to provide for poultry farming where it can meet the performance standards.

**Decision Reasons:**

- Poultry farming does not result in adverse effects on soils or in contamination of soils or water and is therefore more consistent with the policies and objectives of the Proposed District Plan and the Regional Policy Statement, than other intensive farming and many permitted farming activities.

---

**Point Number**

833.9

**Summary of Decision Requested:**

**Amend** Section 4.6 Industrial and Heavy Industrial Zone to provide for poultry farming where it can meet the performance standards.

**Decision Reasons:**

- Poultry farming does not result in adverse effects on soils or in contamination of soils or water and is therefore more consistent with the policies and objectives of the Proposed District Plan and the Regional Policy Statement, than other intensive farming and many permitted farming activities.
-