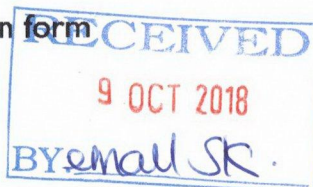


RMA Form 5

Proposed Waikato District Plan

Submission form



ECM Project: DPRPh5-03

ECM #

Submission #

Customer # 71714

Property # N/A

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*: Phil	Last name*: Page
Organisation: Gallaway Cook Allan	
On behalf of: Mainland Poultry Limited.	
Postal address*: P.O. Box 143	
Suburb:	Town/City*: Dunedin
Country: New Zealand	Postal code*: 9054
Daytime phone: 03 4777 312	Mobile: 0274 872912
Email address*: phil.page@gallawaycookallan.co.nz	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to* <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both	
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
Would you like to present your submission in person at a hearing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)):

Physical address of the property concerned (if relevant to your submission):

Do you:

☐ Support ☒ Oppose ☐ Neutral

The decision I would like is:

See attached

My reasons for the above are:

See attached.

Please return this form **no later than 5pm on 9 October 2018** to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waikato.govt.nz

Signed:

Date: 9/10/2018

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

Mainland Poultry Limited Submission on Proposed Waikato District Plan

Chapter	Rule No. / Topic	Submission	Relief Sought
13: Definitions	Farming	The submitter wishes to have the 'farming' definition amended so it includes poultry as permitted livestock. Poultry do not have adverse effects that are materially different or more adverse than other farm livestock. Delete reference to 'in-situ' soil, which otherwise adds unnecessary complexity and uncertainty without addressing environmental effects.	Amend 'Farming' definition as follows: <i>"Means an agricultural, horticultural or apicultural activity having as its primary purpose the production of any livestock, (<u>including poultry or eggs</u>) or crop using the in-situ soil, water and air as the medium for production. It includes:..."</i>
	Intensive Farming	Amend to exclude range areas used for free-range poultry. If the birds are outside they are livestock that are permitted under the definition of farming. Amend to delete reference to an outdoor enclosure. All paddocks are outdoor enclosures. This definition does not limit or describe what is meant by 'enclosure' and it should be deleted.	Amend 'Intensive farming' definition as follows: <i>"Means farming which is not dependent on the fertility of the soils on which it is located and which may be under cover or within an outdoor enclosure, and be dependent on supplies of food produced on and/or off the land where the operation is located...</i> (c) poultry or game bird farming undertaken wholly or principally within sheds or other shelters or buildings; (d) free-range poultry or game bird farming <u>while inside an enclosure</u> ."
Rural Zone Objectives and Policies	22.1.2 Permitted Activity 5: Rural 4.6 Industrial activity	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 PDP and the RPS than other types of intensive farming listed and many permitted farming activities.	Poultry farming should be a permitted activity where it can meet the performance standards for permitted activities.
	Policy 5.3.2	Intensive farming is a productive rural activity that can only locate in the rural zone and should be enabled in the plan. Buildings associated with intensive farming are a legitimate aspect of rural character.	Amend to read: (a) Recognise and protect the continued operation of the rural environment as a productive working environment by: (i) Recognising that buildings and structures associated with farming, <u>intensive farming</u> , and forestry and other operational structures for productive rural activities contribute to rural character and amenity values;

Mainland Poultry Limited Submission on Proposed Waikato District Plan

Chapter	Rule No. / Topic	Submission	Relief Sought
Rules	22.1.2 Permitted Activity	Any adverse effects of poultry farming as a subset of Intensive Farming are readily capable of mitigation through compliance with setback performance standards. Provided compliance is achieved then Poultry Farming should be a permitted activity.	<p>Add new permitted activity.</p> <p>Intensive Farming limited to Poultry Farming with conditions:</p> <p>(a) For housed poultry, buildings are set back at least:</p> <p>(i) 50 metres from any site boundary (other than a road boundary); and</p> <p>(ii) 300 metres from a sensitive activity; and</p> <p>(iii) 500 metres from any boundary of a Residential, Village and Country Living Zone.</p> <p>(iv) Building coverage does not exceed 10% of the Site. Rule 22.3.6 (Building Coverage) does not apply;</p> <p>(v) Building height does not exceed 15m. Rule 22.3.4 (Building Height) does not apply;</p> <p>(b) It is not located in:</p> <p>(i) An Outstanding Natural Feature;</p> <p>(ii) An Outstanding Natural Landscape;</p> <p>(iii) A Significant Amenity Landscape;</p> <p>(iv) An Outstanding Natural Character Area; or</p> <p>(v) A High Natural Character Area</p> <p>Alternatively, that such relief applies specifically to the submitter's property at 64 Old Road Orini, being Part Lot 1</p>

Mainland Poultry Limited Submission on Proposed Waikato District Plan

Chapter	Rule No. / Topic	Submission	Relief Sought
			DP 12365 comprised in Computer Freehold Register SA190/189; and Part Lot 1 DP 12365 comprised in Computer Freehold Register SA15B/102
Rules	22.1.3 RD1 Intensive farming	Where Poultry farming does not comply with any specific condition of the permitted activity rule 22.1.2 as set out in the submission above, it shall be a restricted discretionary activity with the discretion restricted to the consequences of noncompliance with the relevant condition.	As per submission, with the consequential change required to rule 22.1.5 D1.
Rules	22.3.7.2 P1 – (a)(vii) Building setback – sensitive land use	Poultry farming is a rural activity that can only happen in the Rural Zone. It is an activity that is a normal rural activity and has no greater effects than many other farming activities that are permitted in the Rural Zone. Any adverse effects of a reverse sensitivity nature are likely to arise from odour and visual amenity effects arising from the buildings that house birds, rather than from birds ranging outside. Therefore The reverse sensitivity standard ought to be measured in relation to intensive farming buildings rather than site boundaries. 300m separation from intensive farming buildings is adequate separation from likely sensitive activities (residential activities in houses) sufficient to ensure adequate residential amenity in a rural amenity context.	Amend to read: <i>(vii) 300m from any building on another site containing an intensive farming activity.</i>